

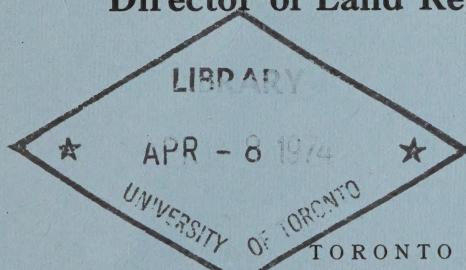
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Government
Publications



REPORT FOR 1972-73
of the
PROPERTY RIGHTS DIVISION
of the
MINISTRY OF CONSUMER
and
COMMERCIAL RELATIONS

**Incorporating the Annual Report
of the
Director of Land Registration**



PRINTED BY J. C. THATCHER, QUEEN'S PRINTER FOR ONTARIO
1974

**"Tabled in the Ontario Legislature on December 7, 1973,
by the Hon. John T. Clement, Q.C., Minister of Consumer
and Commercial Relations, and recorded as Sessional
Paper No. 131".**

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Ontario

Ministry of	Property
Consumer and	Rights
Commercial	Division
Relations	

Honourable John T. Clement, Q.C.,
Minister of Consumer and
Commercial Relations,
Parliament Buildings,
Queen's Park,
Toronto, Ontario.

Mr. Minister:

Appended hereto is the first Annual Report of the Property Rights Division of the Ministry of Consumer and Commercial Relations. This report relates to the Division's activities for the fiscal year 1972-73 and incorporates the Annual Report of the Director of Land Registration for the calendar year 1972, as required by section 10 of The Land Titles Act and subsection 2 of section 97 of The Registry Act.

The Registration of Titles (Upper Canada) Act of 1865 provided for the appointment of an Inspector of Registry Offices, and an amendment to The Land Titles Act, made in 1887, provided for the appointment of an Inspector of Land Titles Offices. Amendments made in 1937 to The Land Titles Act and The Registry Act transferred their functions to the Inspector of Legal Offices. Further amendments made in 1969 transferred these functions of the Inspector of Legal Offices to the Director of Land Registration. While the first Annual Report of the Director of Land Registration was that in respect of the calendar year 1969, the reports of my predecessors date back well into the last century.

Respectfully submitted,

Richard E. Priddle,
Executive Director,
Property Rights Division, and
Director of Land Registration.

August 10, 1973.

REPORT FOR 1972-73

PROPERTY RIGHTS DIVISION

MINISTRY OF CONSUMER and COMMERCIAL RELATIONS

*Incorporating the Annual Report
of the Director of Land Registration*

During the first three months of 1972, the responsibility for the Property Rights Registration Program and related activities remained with the Land Registration Branch of the Administration of Justice Division of the Department of Justice, while plans were being finalized for the complete reorganization of the Provincial Government, as recommended by the Committee on Government Productivity. On April 1, 1972, this responsibility was transferred to the Property Rights Division of the newly-formed Ministry of Consumer and Commercial Relations.

The Property Rights Division has several areas of responsibility, primary among which are land registration and personal property security registration. The objectives of the Division are, "(1) to enable the ownership of and encumbrances affecting real property to be preserved and readily ascertained; (2) to enable encumbrances affecting personal property to be readily ascertained; and (3) to develop and recommend policies for the Property Rights Registration Program and to direct, co-ordinate and manage its resources".

Effective April 1, 1972 four new branches forming the Property Rights Division came into being, namely, the Legal Services Branch, (redesignated in May, 1973 as the "Property Law Branch"), the Legal Surveys Branch, the Personal Property Registration Branch and the Field Operations Branch. Mr. Sydney Smith, Q.C., who for a number of years had been the Master of Titles for the County of York and Director of Titles, also became Director of the Legal Services Branch; Mr. Colin D. Hadfield, O.L.S., who continues to hold the statutory position of Examiner of Surveys, became Director of the Legal Surveys Branch; Mr. Thomas M. Rundle, Registrar of Personal Property Security, became Director of the Personal Property Registration Branch; Mr. Thomas J. Dillon, Assistant Director of Land Registration, became Director of the Field Operations Branch; and Mr. Richard E. Priddle, formerly the Assistant Inspector of Legal Offices, became the Executive Director of the new Division, and continues to hold the statutory position of Director of Land Registration.

When the Property Rights Division came into being on April 1, 1972, the offices of the Executive Director of the Division and the Director of the Field Operations Branch were located at 18 King Street East; the office of the Director of the Personal Property Registration Branch was located at 10 King

Street East; and the offices of the Directors of the Legal Surveys and Legal Services Branches were located in the New City Hall. All these offices, except the Legal Surveys Branch, were relocated in the Travelers Tower, 400 University Avenue, effective April 30, 1973.

With a modest increase provided in the estimates for 1972-73 and the transfer of fifteen employees from the staff of the County Court Office in Toronto, the number of regular staff positions in the Division as of April 1, 1972 was 724. In recognition of the substantially increased volume of business, approval was given by the Management Board of Cabinet in August, 1972 for an increase of 71 regular staff positions. We began the fiscal year 1973-74 with further adjustments resulting from,

- (1) an increase of 24 complement positions in the central office of the Personal Property Registration Branch;
- (2) the transfer of 19 employees from offices of County and District Courts;
- (3) the transfer of 4 employees and the responsibility for partnerships registration from the Land Registry Offices in Toronto and Newmarket to the Companies Division; and
- (4) the transfer of 6 legal officers and 3 legal secretaries to the Ministry of the Attorney General.

As of April 1, 1973, the total complement of the Division was 825, not including the 9 positions assigned back from the Ministry of the Attorney General.

Officials of the Ministry who have collaborated with "outside" consultants in studies to improve our operational efficiency decided, in general terms, that our offices can no longer afford to advise individual lawyers how to draft legal documents nor to advise individual surveyors how to make surveys and plans. The adoption of a new philosophy is evidenced by the replacement of "plan examination" by "submission analysis", as noted below. This approach will be extended to other areas of the Division's activities. It is also intended that more will be required of the practising lawyers, whether they are acting on routine land transactions or on behalf of applicants for first registration under The Land Titles Act.

LAND REGISTRATION

The Ontario Law Reform Commission's *Report on Land Registration* was published in 1971. The Commission's major recommendations were,

An improved land titles system should be the sole system for land registration in Ontario;

A co-ordinate control system should be established and used for indexing parcels and to record the location of monuments; and

A computer system should be used for land registration.

Although considerable thought had been given within the Land Registration Branch to the Commission's recommendations, the reorganization of the Provincial Government delayed development of an implementation program.

In July, 1972, a Land Registration Steering Committee was formed under the chairmanship of Mr. J. Kenneth Young, then Assistant Deputy Minister. This committee was later replaced by the Land Registration Management Committee, now under the chairmanship of Mr. Priddle. The major activities of the committee are conducted by three task forces. Mr. Smith became co-ordinator of the Legal Task Force; Mr. Hadfield, co-ordinator of the Surveys Task Force; and Mr. Werner Nuss, (now of the Ministry's Secretariat), co-ordinator of the Systems Task Force. Mr. Young, now Deputy Minister, continues as a member of the committee.

During the fiscal year 1973-74, the Land Registration Management Committee plans to develop a ministry position on the Law Reform Commission's report and to design an implementation schedule. Project teams have been formed, utilizing staff assigned by the Management Services Division of the Ministry of Government Services, and a number of test projects and studies are being undertaken. On the basis of the experience gained from these experimental projects, more reliable estimates will be developed of the total cost of converting more than 2,000,000 privately-owned properties in the Province from the registry system to an improved land titles system. New techniques are being developed for both the determination of property boundaries and the verification of ownership. New concepts for handling the registration of documents in the land titles system have been developed, some of which have already been implemented. The intention is to develop a highly efficient manual system of operation before deciding upon the extent to which the system should be mechanized. These new approaches resulted from studies prompted by the dramatic and continuing increase in the number of registrations. Several offices (especially the "Land Titles Office" in Toronto) were unable to cope with the increasing volumes using long-standing procedures. The adoption of new ideas, (some of which had been tried out in other offices,) aided that office in entirely eliminating the backlog of over 20,000 documents within three months. However, it is axiomatic that once a high level of efficiency is attained, continuing increases in the volume of work cannot be handled without related increases in staff.

On November 30, 1972, Bills to amend both The Land Titles Act and The Registry Act received Royal Assent, and most of the amendments became effective as of that date. Among the more significant amendments were those changing nomenclature for both offices and officials. Land titles offices and registry offices are now all "Land Registry Offices", and the Masters of Titles and Registrars are now all "Land Registrars".

A new provision was added to The Registry Act as section 78a, effective April 1, 1973 under which a plan of survey is required to be deposited as a "reference plan" when an existing parcel is divided, unless relief is granted by the Land Registrar. Guidelines were issued to assist the Land Registrars in the exercise of their discretionary authority.

Under the new section 160a of The Land Titles Act, also effective April 1, 1973, plans of subdivision registered after that date were required to be registered under The Land Titles Act, if the land was in an area to which the Act had been extended. However, the provision was amended and the effective date postponed to January 1, 1974 by The Land Titles Amendment Act, 1973

(Bill 84). These new requirements are designed to reduce the portion of the costs of implementing the Law Reform Commission's recommendations that must be paid from Provincial revenue.

Another significant amendment to The Land Titles Act added the new section 34a under which a Land Registrar is authorized to transfer land, on his own initiative, (i.e., without any application by or on behalf of the owners,) from the registry system to the land titles system. This section cannot be invoked until procedural regulations have been made, but it is intended that trial projects will be undertaken during the current fiscal year which will result in more reliable estimates of the cost of conversion.

The operation of The Land Titles Act was extended by Proclamation to the County of Peterborough effective October 1, 1972. Further extensions will be effected by regulations made under section 3 (3) of the Act, as re-enacted in 1972. The boundaries of the Registry and Land Titles Divisions of Essex, Kent, Elgin, Haldimand, Norfolk and Niagara South were changed by Ontario Regulations 253/73 and 254/73, respectively, to facilitate the registration of natural gas production leases issued under The Mining Act. The new boundaries are referenced to an international grid system of blocks and tracts based on longitude and latitude. Ontario Regulation 254/73 also created the new Land Titles Divisions of Kent (Lake Erie), Haldimand (Lake Erie) and Norfolk (Lake Erie), with the result that all such leases issued henceforth will be registered under The Land Titles Act. The Land Registry Office at St. Thomas will serve as the office for the three new divisions.

In an effort to cope with the increase in the Division's workload without increasing staff in direct relationship, several non-essential services have been discontinued. The alphabetical indexing of deeds registered under The Registry Act after January 1, 1972 was discontinued by Ontario Regulation 150/72 in all registry divisions; this work had been discontinued previously in only 18 of the largest offices. Under the authority of Ontario Regulation 29/73 and section 121a of The Land Titles Act, enacted in 1972, certificates of ownership are no longer issued in respect of land or charges in the land titles system. In consequence of amendments made in 1972 to The Registry Act, registered instruments are no longer perforated, and the entries in the abstract indexes of discharged mortgages and other encumbrances are no longer required to be ruled out.

In the calendar year 1972, the number of instruments registered in land registry offices totalled 1,022,926, representing an increase of 111,380 or 12% over the previous year. Fees revenue also reached an all-time high at \$10,404,525.94, reflecting an increase of \$2,812,103.99 or 37% over 1971. A large part of this increase resulted from upward revisions to the tariffs of fees effective May 1, 1972. In addition, services valued at \$631,598.47 were supplied without charge to other ministries of the Provincial Government during 1972.

Land transfer tax collected during 1972 amounted to \$25,005,309.58, an increase of \$9,983,818.41 or 66% over 1971. This substantial increase is largely attributable to the increased rates of tax which became effective April 1, 1973 and to the escalating values of real property throughout Ontario, particularly in the urban areas.

Effective April 1, 1973, the Land Registry Offices began collecting retail sales tax on chattels associated with real estate transactions. Prior to that date, retail sales tax on such transactions was payable directly to the Ministry of Revenue.

On September 1, 1972, Mr. W. I. McArthur and Mr. S. Vander Schelde were transferred to the Field Operations Branch as Area Co-ordinators, to supervise on a full-time basis the activities in 25 offices in West-Central and East-Central Ontario. Mr. McArthur formerly held the position of Assistant Deputy Director of Titles, and Mr. Vander Schelde was formerly the Plan Examiner on the staff of the Executive Director. In other parts of the Province, designated Land Registrars continue to carry out additional duties as Regional Supervisors on a part-time basis.

During 1972-73, new accommodation was provided for the Dufferin office in Orangeville and the Norfolk office in Simcoe. Construction of the new Court House in London, which will include accommodation for the Middlesex and London offices, is nearing completion. An addition to the Lennox office in Napanee and alterations to the Niagara North office in St. Catharines were completed. Studies are underway with respect to new accommodation for the Essex office in Windsor and the Prince Edward office in Picton and plans to improve the layout in the Niagara South office in Welland are being prepared.

In January, 1972, several fires were set by an arsonist in the County Administration building in Barrie, causing substantial damage to many parts of the building, including the land registry office. After reconstruction, this office will be enlarged by approximately 5,000 square feet and redesigned. More than 2,000 original survey plans that were destroyed have now been replaced through the co-operation of the reprographic centre of the Ministry of Transportation and Communications.

Security of land registration records is a matter of increasing concern and steps are being taken to provide alarm systems in many of our offices. During the report period, break-ins and minor thefts occurred in the offices at Woodstock and Thunder Bay, and a complete parcel register was stolen from one of the Toronto offices. The records contained in that register were reconstructed.

LEGAL SURVEYS BRANCH

The objective of the Legal Surveys Branch is "to provide a stable and ascertainable definition of location and boundaries for all patented land in Ontario through the development and administration, within the land registration systems, of quality control and remedial programs for legal surveys, plans and descriptions".

The branch provides technical and educational services to the Division, and is conducting a number of experimental survey and mapping projects to determine the feasibility of utilizing new technology for land registration.

In view of the policy of the Property Rights Division to upgrade and integrate the land registration systems, the Legal Surveys Branch has changed its quality control function from the traditional "plan examination" concept to

“submission analysis”, a more analytical assessment of the substance of a submission focusing on those elements of plans or descriptions that are most likely to create problems for the public.

The following statistics are indicative of the major activities of the branch during 1972:

Plans of Land under The Land Titles Act

Central Office

Examinations performed.....	4541
Plans approved.....	1065
(An increase of about 4% over 1971)	

Decentralized Offices

Examinations performed.....	3092
Plans approved.....	2177
(An increase of about 6% over 1971)	

Plans relating to Applications for First Registration under The Land Titles Act

The number of applications completed decreased by about 11%, compared to 1971, despite an increase in the number of applications received.

Examinations performed.....	1796
Plans approved.....	230
(Central and decentralized offices combined)	

Plans of Land under The Registry Act

Examinations performed.....	524
Plans approved.....	125
(Central and decentralized offices combined)	

Plans relating to Applications under The Certification of Titles Act

Examinations performed.....	489
Plans approved.....	51

Plans relating to Applications under The Boundaries Act

Examinations performed.....	929
Plans approved.....	155
(A significant portion of the above relate to concurrent applications made by municipalities for first registration under The Land Titles Act.)	

Forty-one hearings were held in 1972 under The Boundaries Act. Ninety-eight street line plans were received in 1972, and one hundred and thirty-four were approved, an increase from thirty-nine in 1971.

"Descriptions" under The Condominium Act

Although the number of condominium descriptions approved in 1972 (63) was slightly lower than in 1971 (73), the number of units was nearly doubled. Again, all the condominium projects were residential, being about evenly split between highrise and townhouse. The distribution of approvals was as follows: York—35; Peel and Carleton—6 each; Halton and Wentworth—4 each; Waterloo—3; and one each in Grey North, Middlesex East, Niagara North, Niagara South and Wellington South.

Examinations performed.....	524
Descriptions approved.....	63

Summary

The total number of examinations carried out during 1972 increased by 6% over 1971 to 11,895. Total plans approved increased by 6.1% to 3,866. The year ended with a total of 1,443 plans on hand in various stages of finalization as against 1,236 on hand at the end of 1971. The term "examinations" as used in relation to the above statistics includes re-examinations. A plan may be re-examined several times before approval.

Field examinations continued to be carried out with respect to plans of survey relating to applications for first registration under The Land Titles Act and applications under The Boundaries Act, The Condominium Act and The Certification of Titles Act. A total of 512 surveys were examined in the field, 49 approved without field examination, leaving 50 plans outstanding awaiting field examination at the end of 1972.

The "Wang 700" electronic calculator purchased in late 1971 was operational for the whole of 1972. Until the operating staff was able to reach maximum output, a computing firm was retained to handle part of the work.

PERSONAL PROPERTY SECURITY REGISTRATION

On April 1, 1972, 15 employees in the office of the County Court Clerk for the Judicial District of York were transferred to the Personal Property Registration Branch. Outside the Judicial District of York, the personal property security registration system is in the process of being transferred from the offices of the Clerks of the County and District Courts to the appropriate Land Registry Offices. The first transfer was made on March 23, 1973, and 19 additional moves were scheduled during the period ending May 12.

In the report for 1971, it was indicated that the central registration system under The Personal Property Security Act would be fully operational on March 1, 1974. This date has since been postponed to April 1, 1974. The Bills of Sale and Chattel Mortgages Act, The Conditional Sales Act, and The Assignment of Book Debts Act will continue to apply until The Personal Property Security Act is proclaimed in force.

Some of the land registry offices have had to accept the additional work associated with the personal property security registration system with no additional staff. In other areas, personnel have been transferred from the court offices. However, in all cases, the Land Registrars have co-operated to make the transfers as smooth as possible.

STATEMENT RESPECTING LAND REGISTRATION

No.	REGISTRATION DIVISION (1)	LAND REGISTRAR (2)	LOCATION OF OFFICE	LAND TITLES
1	Algoma (Reg. & L.T.)	P. H. George	Sault Ste. Marie	\$ 24,469.30
2	Brant (Reg.)	J. H. Humble	Brantford	.....
3	Bruce (Reg. & L.T.)	J. A. MacDonald	Walkerton	475.50
4	Ottawa (Reg.) & Ottawa-Carleton (L.T.)	J. H. Hale (a)	Ottawa	67,983.42
5	Carleton (Reg.)	J. W. Armstrong	Ottawa	.....
6	Cochrane (Reg. & L.T.)	G. W. Ash (b)	Cochrane	98,921.70
7	Dufferin (Reg.)	A. T. Woodland	Orangeville	.....
8	Dundas (Reg.)	J. P. Fader	Morrisburg	.....
9	Durham East (Reg.)	L. J. Patterson	Port Hope	.....
10	Durham West (Reg.) & Durham (L.T.)	J. Brough	Bowmanville	10.00
11	Elgin (Reg. & L.T.)	R. H. Davis	St. Thomas	3,687.60
12	Essex (Reg. & L.T.)	W. C. Bear (c)	Windsor	38,045.08
13	Frontenac (Reg.)	W. D. Robertson	Kingston	.....
14	Glengarry (Reg.)	Mrs. V. A. McDonald (d)	Alexandria	.....
15	Grenville (Reg.)	L. A. Cross	Prescott	.....
16	Grey North (Reg.)	S. C. Dunbar	Owen Sound	.....
17	Grey South (Reg.)	F. T. O'Brecht	Durham	.....
18	Haldimand (Reg.)	H. E. May	Cayuga	.....
19	Haliburton (Reg.)	Mrs. J. A. Jackson	Minden	.....
20	Halton (Reg. & L.T.)	W. E. H. Mattocks	Milton	81,074.35
21	Hastings (Reg. & L.T.)	W. N. Hurst	Belleville	555.53
22	Huron (Reg.)	E. H. Beaver	Goderich	.....
23	Kenora (Reg. & L.T.)	H. F. Keffler (e)	Kenora	50,836.88
24	Kent (Reg.)	Mrs. H. L. Widdis	Chatham	.....
25	Lambton (Reg.)	J. R. Hornblower	Sarnia	.....
26	Lanark North (Reg.)	J. C. Smithson	Almonte	.....
27	Lanark South (Reg.)	E. M. Houston	Perth	.....
28	Leeds (Reg.)	G. A. Higinson	Brockville	.....
29	Lennox (Reg.)	B. M. Drew	Napanee	.....
30	Niagara North (Reg. & L.T.)	L. G. Brittain	St. Catharines	5,630.65
31	Manitoulin (Reg. & L.T.)	J. A. Graham	Gore Bay	1,788.15
32	London (Reg. & L.T.)	C. E. Millar	London	2,042.70
33	Middlesex East (Reg.)	E. A. Crockett	London	.....
34	Middlesex West (Reg. & L.T.)	R. S. Dymond	Glencoe	706.55
35	Muskoka (Reg. & L.T.)	W. E. Towns	Bracebridge	44,001.04
36	Nipissing (Reg. & L.T.)	S. S. Mercer	North Bay	84,555.84
37	Norfolk (Reg.)	K. G. Lawrence	Simcoe	.....
38	Northumberland East (Reg.)	Mrs. F. I. McDonald	Colborne	.....
39	Northumberland West (Reg.)	J. G. Ewart	Cobourg	.....
40	Ontario County (Reg. & L.T.)	A. V. Walker	Whitby	73,410.05
41	Oxford (Reg. & L.T.)	R. K. Thomson (f)	Woodstock	11,258.20
42	Parry Sound (Reg. & L.T.)	P. W. Fletcher	Parry Sound	56,923.76
43	Peel (Reg. & L.T.)	Mrs. V. L. Porter	Brampton	47,381.22
44	Perth (Reg.)	J. B. Sorenson	Stratford	.....
45	Peterborough (Reg. & L.T.)	R. J. Chandler (g)	Peterborough	.....
46	Prescott (Reg. & L.T.)	A. Bénard	L'Orignal	8,739.00
47	Prince Edward (Reg.)	J. V. Graydon	Picton	.....
48	Rainy River (Reg. & L.T.)	J. M. Donnelly	Fort Frances	29,055.70
49	Renfrew (Reg.)	Miss O. N. Lemke	Pembroke	.....
50	Russell (Reg. & L.T.)	W. M. Stanley	Russell	10.00

CALENDAR YEAR 1972

GROSS FEES (3)		GROSS CREDITED FEES (4)	LAND TRANSFER TAX (5)	NUMBER OF REGISTRATIONS (6)		
				LAND TITLES	REG-ISTRY	TOTAL
REGISTRY	TOTAL					
\$ 103,010.30	\$ 127,479.60	\$ 148,901.37	\$ 149,617.77	2,944	10,262	13,206
108,461.55	108,461.55	112,878.36	189,604.57	.....	11,098	11,098
102,594.50	103,070.00	109,835.40	114,421.27	25	9,745	9,770
215,099.65	283,083.07	288,406.57	983,102.30	6,449	21,925	28,374
206,689.23	206,689.23	217,229.70	534,318.88	.....	18,612	18,612
1,296.20	100,217.90	120,817.43	94,268.66	9,358	230	9,588
61,705.51	61,705.51	63,299.39	125,690.75	.....	5,298	5,298
17,255.90	17,255.90	20,430.00	21,298.48	.....	1,763	1,763
32,743.85	32,743.85	35,569.85	42,550.64	.....	3,113	3,113
53,429.10	53,439.10	56,558.75	120,651.17	1	5,080	5,081
81,814.80	85,502.40	90,468.66	134,477.06	370	7,927	8,297
335,937.11	373,982.19	392,849.15	626,842.75	3,667	33,586	37,253
130,059.57	130,059.57	138,673.32	236,490.10	.....	12,989	12,989
24,185.45	24,185.45	29,165.30	23,606.65	.....	2,356	2,356
32,886.12	32,886.12	36,528.90	39,178.44	.....	3,076	3,076
78,520.70	78,520.70	87,182.75	128,947.70	.....	7,790	7,790
44,869.75	44,869.75	51,094.75	44,271.95	.....	4,369	4,369
48,083.75	48,083.75	50,394.15	53,988.60	.....	4,954	4,954
59,833.93	59,833.93	68,065.79	51,272.34	.....	5,669	5,669
242,630.37	323,704.72	333,399.42	1,230,982.63	7,171	24,388	31,559
135,238.86	135,794.39	142,507.78	182,072.32	87	13,251	13,338
71,956.85	71,956.85	79,227.60	81,560.27	.....	6,940	6,940
4,428.75	55,265.63	64,941.27	43,672.66	4,983	466	5,449
133,636.17	133,636.17	140,691.28	178,658.67	.....	13,249	13,249
172,093.18	172,093.18	186,048.45	252,547.47	.....	16,890	16,890
21,531.55	21,531.55	26,166.76	19,330.04	.....	2,006	2,006
32,967.70	32,967.70	36,713.35	38,373.54	.....	3,212	3,212
75,884.30	75,884.30	79,754.45	80,745.87	.....	7,360	7,360
55,919.55	55,919.55	60,444.40	71,041.63	.....	5,437	5,437
220,351.25	225,981.90	233,182.41	464,369.01	624	22,354	22,978
19,991.80	21,779.95	27,269.75	15,002.37	153	1,764	1,917
80,279.80	82,322.50	84,168.95	153,925.31	223	8,418	8,641
237,246.40	237,246.40	239,694.28	617,949.40	.....	23,067	23,067
29,776.01	30,482.56	32,071.16	46,335.57	78	2,717	2,795
85,277.28	129,278.32	150,011.54	122,651.60	3,773	7,067	10,840
28,645.75	113,201.59	126,497.29	143,991.63	6,959	3,150	10,109
64,770.02	64,770.02	67,526.82	118,283.64	.....	6,232	6,232
46,928.70	46,928.70	50,767.85	42,837.95	.....	4,492	4,492
45,656.65	45,656.65	48,911.65	72,355.05	.....	4,299	4,299
266,174.10	339,584.15	351,699.17	863,224.15	7,314	25,410	32,724
92,058.73	103,316.93	107,937.33	166,744.55	946	8,893	9,839
47,773.25	104,697.01	118,521.23	73,155.29	5,163	4,257	9,420
517,120.00	564,501.22	580,954.58	2,373,182.00	3,994	48,112	52,106
76,700.74	76,700.74	81,422.35	106,390.52	.....	7,429	7,429
150,472.75	150,472.75	160,135.75	223,835.79	1	14,545	14,546
23,894.40	32,633.40	34,676.28	25,008.20	982	2,245	3,227
34,258.05	34,258.05	36,467.85	32,842.73	.....	3,363	3,363
390.31	29,446.01	36,945.21	24,938.39	2,682	67	2,749
89,831.38	89,831.38	106,580.48	84,897.98	.....	9,040	9,040
49,435.65	49,445.65	53,824.55	54,584.45	1	4,491	4,492

STATEMENT RESPECTING LAND REGISTRATION

No.	REGISTRATION DIVISION (1)	LAND REGISTRAR (2)	LOCATION OF OFFICE	LAND TITLES
51	Simcoe (Reg. & L.T.).....	A. G. Kneeshaw.....	Barrie.....	11.00
52	Stormont (Reg.).....	Mrs. V. A. McDonald.....	Cornwall.....	.....
53	Sudbury (Reg. & L.T.).....	W. Lefebvre.....	Sudbury.....	218,566.60
54	Timiskaming (Reg. & L.T.).....	H. C. Thib.....	Haileybury.....	52,529.33
55	Thunder Bay (Reg. & L.T.).....	J. N. F. Gillespie.....	Thunder Bay.....	62,917.22
*				
57	Victoria (Reg.).....	M. W. Robson.....	Lindsay.....	.....
58	Waterloo North (Reg.).....	D. R. McKnight.....	Kitchener.....	.....
59	Niagara South (Reg. & L.T.).....	A. C. Jolley.....	Welland.....	2,671.00
60	Wellington North (Reg.).....	B. B. Davis.....	Arthur.....	.....
61	Wellington South (Reg.).....	P. H. Armstrong.....	Guelph.....	.....
62	Wentworth (Reg. & L.T.).....	D. O. Cannon.....	Hamilton.....	64,492.40
63	Toronto (Reg.).....	E. G. Bloom (h).....	Toronto.....	.....
64	Toronto Boroughs & York South (Reg.).....	H. G. Bock.....	Toronto.....	.....
65	York North (Reg.).....	P. J. Guiry (i).....	Newmarket.....	.....
66	Toronto & York (Land Titles).....	J. H. Guinn (j).....	Toronto.....	841,125.44
67	Waterloo South (Reg.).....	H. F. Stolch.....	Cambridge.....	.....
GRAND TOTALS FOR THE CALENDAR YEAR 1972.....				1,973,875.21
COMPARATIVE FIGURES FOR THE CALENDAR YEAR 1971.....				1,412,818.39

Appointments, January 1, 1972 to March 31, 1973

- (a) J. Harvey Hale, formerly senior deputy, appointed Master of Titles for the Land Titles Division of Ottawa-Carleton and Registrar for the Registry Division of Ottawa, effective July 1, 1972. John Sterling Dunbar retired June 30, 1972.
- (b) Grant W. Ash, formerly senior deputy, appointed Land Registrar for the Land Titles and Registry Divisions of Cochrane effective May 1, 1973. Miss M. A. R. Levesque retired December 29, 1972.
- (c) William C. Bear, formerly senior deputy, appointed Land Registrar for the Land Titles and Registry Divisions of Essex effective April 1, 1973. Alfred H. Stevenson, Q.C. retired March 31, 1973.
- (d) Mrs. Violet A. McDonald appointed Acting Land Registrar for the Registry Division of Glengarry effective December 1, 1972. L. J. D'Aoust retired November 30, 1972.
- (e) Howard F. Keffer, O.L.S., appointed Master of Titles and Registrar for the Land Titles and Registry Divisions of Kenora effective June 26, 1972. Miss Gladys Moore retired June 16, 1972.
- (f) R. Keith Thomson, formerly senior deputy, Lambton, appointed Land Registrar for the Land Titles and Registry Divisions of Oxford effective March 1, 1973. William L. Harrington died November 3, 1972.
- (g) Reginald J. Chandler appointed Registrar of Deeds for the Registry Division of Peterborough effective March 1, 1972 and Master of Titles for the Land Titles Division of Peterborough effective October 1, 1972.
- (h) Eric G. Bloom, formerly senior deputy, Toronto Boroughs and York South, appointed Land Registrar for the Registry Division of Toronto effective January 1, 1973. Norman L. Tice retired November 30, 1972.
- (i) Patrick J. Guiry, formerly of the office of the Director of Titles, appointed Land Registrar for the Registry Division of York North effective January 1, 1973. Miss Helen I. Reid retired December 31, 1972.
- (j) Joseph H. Guinn, formerly senior deputy, appointed Master of Titles for the Land Titles Division of Toronto & York effective July 1, 1972, succeeding Sydney Smith, Q.C., who continued as Director of Titles until his retirement on April 30, 1973.

CALENDAR YEAR 1972

GROSS FEES (3)		GROSS CREDITED FEES (4)	LAND TRANSFER TAX (5)	NUMBER OF REGISTRATIONS (6)		
				LAND TITLES	REG-ISTRY	TOTAL
REGISTRY	TOTAL					
\$ 409,796.03	\$ 409,807.03	\$ 441,812.64	\$ 705,231.61	1	37,736	37,737
54,909.05	54,909.05	60,342.60	84,388.74	.....	5,535	5,535
21,143.33	239,709.93	282,364.65	336,898.81	19,863	2,303	22,166
420.50	52,949.83	68,966.67	31,481.12	4,822	97	4,919
91,855.34	154,772.56	172,929.15	203,338.26	6,057	9,107	15,164
96,340.79	96,340.79	105,462.54	101,528.01	.....	8,425	8,425
247,735.11	247,735.11	256,329.88	718,625.20	.....	24,072	24,072
238,557.20	241,228.20	254,812.40	382,823.48	220	23,577	23,797
33,958.75	33,958.75	35,838.60	49,720.80	.....	2,947	2,947
127,185.21	127,185.21	133,966.38	291,545.13	.....	12,264	12,264
394,366.81	458,859.21	478,522.23	1,072,257.41	5,980	44,142	50,122
667,075.25	667,075.25	678,466.92	2,011,487.21	.....	74,263	74,263
893,264.64	893,264.64	923,960.64	3,639,527.09	.....	92,864	92,864
172,542.70	172,542.70	191,685.49	376,380.66	.....	16,694	16,694
.....	841,125.44	862,185.92	3,073,640.21	80,934	.....	80,934
89,702.75	89,702.75	90,966.87	206,345.08	.....	8,622	8,622
8,430,650.73	10,404,525.94	11,036,124.41	25,005,309.58	185,825	837,101	1,022,926
6,179,603.56	7,592,421.95	8,173,676.17	15,021,491.17	150,059	761,477	911,536

Notes

1. "Reg." denotes Registry Division;
"L.T." denotes Land Titles Division.
2. Amendments made by The Land Titles Amendment Act, 1972 and The Registry Amendment Act, 1972 changed the titles, "Master of Titles" and "Registrar" to "Land Registrar", and also changed the designations of the offices from "Land Titles Office" and "Registry Office" to "Land Registry Office".
3. "Grand Total Gross Fees" includes a total of \$2,101.68 disbursed from fees.
4. "Gross Credited Fees" includes
 - (i) "Total Gross Fees" and the value of services performed for other branches of the Provincial Government;
 - (ii) credit (at the rate of \$10.00 each) for registration of Provincial Crown Grants; and
 - (iii) credit (at the rate of \$1.00 each) for copies of writs of execution received from sheriffs.

The value of services performed includes amounts credited for copies of documents and plans supplied before March 1, 1972 to the Department of Lands & Forests, before April 1, 1972 to the Departments of Transportation & Communications and Municipal Affairs and after April 1, 1972 to the Ministries of Transportation & Communications and Revenue. The greater portion of that credit is for photo copies of documents credited at the rate of 20¢ per page (40% of tariff). The amounts invoiced to those Departments and Ministries were based on charges at the rates of 8¢ for Xerox and 5¢ per page for other copies. Recoveries were treated as expenditure refunds.
5. The amounts shown for land transfer tax are the amounts collected by the land registry offices during 1972 and remitted to the Ministry of Revenue, and do not take into account direct payments made to or refunds made by that Ministry.
6. Declarations and certificates registered under The Limited Partnerships Act and The Partnerships Registration Act are included as "registry" registrations. Applications for certificates issued under The Land Titles Act and copies of writs of execution received under that Act are not included.

* *Ed. note:*

The Registration Divisions of Thunder Bay West (No. 55) and Thunder Bay East (No. 56) were combined in November 1971.

STATEMENT RESPECTING LAND REGISTRATION JANUARY-MARCH, 1972 & 1973

REGISTRATION DIVISION	TOTAL GROSS FEES			LAND TRANSFER TAX			TOTAL NUMBER OF REGISTRATIONS Jan.-Mar. 1973	
	Jan.-Mar. 1972	Jan.-Mar. 1973	Jan.-Mar. 1972	Jan.-Mar. 1973	Jan.-Mar. 1972	Jan.-Mar. 1973		
Algoma.....	\$ 19,896.75	\$ 30,468.50	\$ 16,039.64	\$ 31,699.42	2,609	2,986		
(No. 1)	\$ 19,109.10	\$ 28,498.40	\$ 29,699.98	\$ 63,422.41	2,320	2,689		
Brant.....	17,073.25	23,153.05	16,064.66	24,516.69	1,918	2,110		
Bruce.....	45,332.52	89,413.52	102,717.42	268,875.72	5,463	6,465		
Ottawa & Ottawa-Carleton.....	32,894.13	54,173.39	53,443.97	132,076.27	3,677	4,411		
Carleton.....								
Cochrane.....								
Dufferin.....								
Dundas.....								
Durham East.....								
Durham West & Durham.....								
Elgin.....								
Essex.....								
Frontenac.....								
Glenmerry.....								
Grenville.....								
Grey North.....								
Grey South.....								
Haldimand.....								
Haliburton.....								
Halton.....								
Hastings.....								
Huron.....								
Kenora.....								
Kent.....								
Lambton.....								
Lanark North.....								
Lanark South.....								
Leeds.....								
Lennox.....								
Niagara North.....								
(No. 26)	3,457.65	5,479.00	2,007.70	4,263.97	396	476		
(No. 27)	5,176.90	8,991.00	4,121.73	9,476.98	649	822		
(No. 28)	12,715.35	20,588.95	10,866.00	17,727.15	1,528	1,775		
(No. 29)	8,472.85	13,391.25	26,403.27	7,442.77	20,618.50	1,960	1,183	
(No. 30)	39,427.50	60,834.30	42,745.60	29,595.73	60,658.28	135,609.25	5,569	

Manitoulin.....	3,065.60	5,427.05	1,088.21	475
London.....	16,449.45	20,962.15	20,176.01	2,028
Middlesex East.....	40,701.75	55,700.10	77,102.65	5,126
Middlesex West.....	4,819.70	7,151.90	6,767.50	4,922
Muskoka.....	21,998.79	29,805.65	12,837.46	2,372
Nipissing.....	(No. 36)	20,001.20	25,402.12	345
Norfolk.....	(No. 37)	12,551.05	18,823.25	70,578.80
Northumberland East.....	(No. 38)	7,014.05	10,488.90	160,905.25
Northumberland West.....	(No. 39)	7,360.60	11,919.40	12,043.75
Ontario County.....	(No. 40)	58,109.45	89,413.52	30,633.68
Oxford.....	(No. 41)	17,324.05	26,596.25	12,837.46
Parry Sound.....	(No. 42)	18,891.48	20,701.28	30,629.83
Peel.....	(No. 43)	90,126.55	153,659.55	20,490.54
Perth.....	(No. 44)	13,284.75	19,461.05	4,204.25
Peterborough.....	(No. 45)	22,633.60	35,018.45	5,963.40
Prescott.....	(No. 46)	6,216.70	8,486.30	19,492.46
Prince Edward.....	(No. 47)	6,325.60	7,650.00	9,061.30
Rainy River.....	(No. 48)	5,510.47	6,447.91	11,714.25
Renfrew.....	(No. 49)	15,465.60	22,158.60	12,227.62
Russell.....	(No. 50)	7,625.25	13,854.20	23,499.12
Simcoe.....	(No. 51)	59,955.60	99,259.18	42,855.30
Stormont.....	(No. 52)	8,943.90	12,744.40	29,074.33
Sudbury.....	(No. 53)	39,897.05	50,275.90	29,074.33
Timiskaming.....	(No. 54)	10,347.85	10,674.40	23,246.30
Thunder Bay.....	(No. 55)	25,487.09	37,633.55	19,492.46
Victoria.....	(No. 57)	12,905.05	20,909.75	19,492.46
Waterloo North.....	(No. 58)	42,152.75	59,868.25	19,492.46
Niagara South.....	(No. 59)	43,680.88	58,987.90	19,492.46
Wellington North.....	(No. 60)	5,762.90	9,285.93	19,492.46
Wellington South.....	(No. 61)	20,587.25	31,904.86	19,492.46
Wentworth.....	(No. 62)	77,576.53	118,193.88	118,193.88
Toronto.....	(No. 63)	118,914.50	180,699.80	180,699.80
Toronto Boroughs and York South.....	(No. 64)	153,584.50	210,201.80	208,584.22
York North.....	(No. 65)	26,139.80	42,078.80	397,690.89
Toronto & York (L.T.).....	(No. 66)	130,309.13	217,774.93	37,300.88
Waterloo South.....	(No. 67)	13,911.40	23,047.20	385,277.52
TOTALS.....		1,736,358.26	2,614,479.62	6,729,386.63
				6,728,191.08
				206,286
				235,541

**STATEMENT RESPECTING
SUBDIVISION AND RELATED ACTIVITY - 1972**

TYPE	NUMBER REGISTERED OR DEPOSITED			SUBDIVISION UNITS CREATED
	LAND TITLES	REGISTRY	TOTAL	
Subdivision Plans	227 (243)	296 (294)	523 (537)	23,737 (25,484)
Condominium "Declarations and Descriptions"	66 (62)	4 (3)	70 (65)	12,760 (6,458)
Reference Plans	3,512 (2,800)	4,841 (4,339)	8,353 (7,139)	.....

The figures in parenthesis are reproduced, for comparative purposes, from the schedule of 1971 activity. Figures relating to remedial types of plans, (that redesignate existing parcels,) undertaken within or directed by the Division, (such as Judges' Plans, Registrars' Compiled Plans and Index Maps,) are not included.

**STATEMENT RESPECTING
UNINCORPORATED BUSINESSES - 1972**

(Certificates and Declarations filed under
The Limited Partnerships Act and The Partnerships Registration Act)

REGISTRY DIVISIONS	NUMBERS FILED	
	1971	1972
<i>Northern Ontario</i>		
Sudbury.....	478	473
Others (10 Offices)	1,139	1,221
<i>South-Central Ontario</i>		
Ontario County.....	629	757
Peel.....	1,200	1,379
Simcoe.....	643	710
Toronto.....	15,497	15,824
York North.....	328	852
<i>South-Eastern Ontario</i>		
Ottawa.....	1,352	1,377
Others (13 Offices)	1,776	1,632
<i>South-Western Ontario</i>		
Essex.....	613	797
Halton.....	719	765
Lambton.....	285	346
London.....	747	778
Niagara North.....	432	473
Niagara South.....	396	372
Waterloo North.....	654	740
Wellington South.....	264	333
Wentworth.....	1,268	2,196
Others (11 Offices)	1,584	1,896
TOTALS.....	30,004	32,921

Notes:

1. There were fewer than 300 filings during the year in each of the offices for which individual totals are not shown. Totals include filings related to changes in partners and dissolutions.
2. The numbers shown above are included as "registry" registrations in the "Statements Respecting Land Registration".
3. Direct responsibility for partnerships registrations for the Municipality of Metropolitan Toronto and the Regional Municipality of York was transferred to the Companies Division of the Ministry on April 1, 1973. In all other areas except Haliburton, the records have been consolidated in the land registry offices in the County and District towns. Those offices will continue to receive registrations until December 31, 1974, when complete responsibility with respect to the partnerships registration function will be assumed by that Division under the authority of amendments made in 1973 to the statutes.

STATEMENT RESPECTING TITLE AND BOUNDARY CONFIRMATION - 1972
(Statutory functions of the Director of Titles)

NUMBER OF APPLICATIONS	UNCOMPLETED AT END OF 1971	RECEIVED IN 1972	COMPLETED IN 1972	WITHDRAWN IN 1972	UNCOMPLETED AT END OF 1972
<i>The Land Titles Act (1)</i> Applications for First Registration	100	142	120	8	114
<i>The Boundaries Act (2)</i> Applications for confirmation of boundaries	230 (Plans)	130 (Plans)	155 (Plans)	1 (Plan)	204 (Plans)
<i>The Certification of Titles Act</i> Applications for Certificates of Title	38	83	61 *(4 com- pleted as First Applications)	12 *(3 trans- ferred to Land Titles)	48

Revenue paid by the Director of Titles to the Province totalled \$80,184.70, the greater portion of which is attributable to plan examinations performed by the Legal Surveys Branch, which was formerly a section of the Office of the Director of Titles. By statute, payments for this service continue to be made to the Director of Titles. *Ed. note: Revenue paid by the Director of Titles to the Province for the first quarter of 1973 totalled \$32,394.13.*

Notes:

1. The figures shown are for the Municipality of Metropolitan Toronto and the Regional Municipality of York only and represent approximately one-third of the provincial totals.
2. The figures shown indicate the number of plans of survey; an application may result in more than one plan being confirmed. The figures given in previous annual reports indicated only the number of applications.

**Ed. note: The seven applications which were initially received as applications under The Certification of Titles Act were finalized as applications for first registration under The Land Titles Act as a consequence of the extension of the Land Titles System to the County of Peel in November, 1970 and Section 2 (4) of The Condominium Act.*

**STATEMENT RESPECTING PERSONAL PROPERTY
SECURITY REGISTRATION 1972-73**

	1972 Jan.-Mar.	1972 Apr.-Dec.	1973 Jan.-Mar.
Number of Registrations (1)	148,010	514,484	164,384
Registration Revenue	\$ 291,878	\$1,016,156	\$ 324,890
TOTAL REVENUE (2) . . . . .	. . . . .	\$1,257,251	\$ 365,321

Notes:

1. All registrations, except bills of sale, under The Assignment of Book Debts Act, The Bills of Sale and Chattel Mortgages Act, and The Conditional Sales Act are included.
2. "Total Revenue" includes fees relating to registrations, searches, copies, etc. The figure for the first quarter of 1972 is not available; the revenue for that period was combined with other classes of revenue remitted by the County and District Courts.

STATEMENT RESPECTING ASSURANCE AND SURVEY FUNDS - 1972

	BALANCE AS OF JAN. 1, 1972	PAYMENTS TO FUND IN 1972	PAYMENTS FROM FUND IN 1972*	BALANCE AS OF JAN. 1, 1973
<i>The Certification of Titles Assurance Fund</i>	\$ 154,181.52	\$ 15,036.06	\$ 2,100.00	\$ 167,117.58
<i>The Land Titles Assurance Fund ..</i>	1,013,242.92	Nil	520.00	1,012,722.92
<i>The Land Titles Survey Fund</i>	141,592.32	41,621.59	45,162.20	138,051.71
<i>The Personal Property Security Assurance Fund</i>	98,296.66	142,258.40	Nil	240,555.06

Notes:

1. Payments into The Certification of Titles Assurance Fund include \$6,222.35 interest.
2. The Land Titles Survey Fund is formed from the interest earned on The Land Titles Assurance Fund. The total shown as payments into this fund is composed of interest in the amount of \$36,687.67 earned on The Land Titles Assurance Fund and \$4,933.92 earned on The Land Titles Survey Fund. As of July 30, 1973, commitments had been made for the payment of subsidies from The Land Titles Survey Fund which together totalled \$83,225.01.
3. The Balance in The Personal Property Security Assurance Fund as of January 1, 1972 has been adjusted from the figure of \$84,056.20 given in the 1971 Report of the Inspector of Legal Offices to include the payment into the Fund for December, 1971 of \$11,069.60 and \$3,170.86 interest earned on the Fund during 1971. Payments into the Fund in 1972 include \$11,455.00 interest. The balance in the Fund as of January 1, 1973 includes the payment for December, 1972.

**Ed. note: The amount shown as a payment from the Certification of Titles Assurance Fund represents a refund; the application was completed as an application for first registration under The Land Titles Act.*



MEMORABILIA

TORONTO, February 10th, 1925.

DEAR SIR:

The inspection of all Legal Offices under the Attorney-General's Department is being reorganized and has now been consolidated under one head. Mr. I. A. Humphries has been appointed Inspector of Legal Offices, Inspector of Registry Offices, Inspector under The Land Titles Act and Inspector of Division Courts, with the title of "Inspector of Legal Offices," his appointment dating from the 1st February, 1925.

With a view to facilitating the work with regard to the inspection of these offices, it is requested that all correspondence should be addressed to "The Inspector of Legal Offices, Parliament Buildings, Toronto."

Yours truly,

A. N. MIDDLETON,
Solicitor, Attorney-General's Department.

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